



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: February 24, 2025

Report No: DS-015-25

Subject: Recommendation Report - Notice of Intention to Designate 416 Bergamot Avenue\_ James Weir House

**Recommendation:** THAT Staff Report DS-015-25 entitled: "Recommendation Report - Notice of Intention to Designate\_416 Bergamot Avenue\_ James Weir" be received;

THAT Council recognizes the historic house at 416 Bergamot Avenue in the Town of Milton as being of heritage significance;

THAT Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law is brought forward for Council adoption.

## EXECUTIVE SUMMARY

- Council approved report DS052-21 on June 21, 2021, to enter into a Heritage Easement Agreement with Pony Pines Development Incorporated to conserve this historic property.
- As per the conservation plan, the historic house was moved from 6081 Tremaine Road to 416 Bergamot Avenue. The rehabilitation and addition to this historical house are now completed per the Heritage Easement Agreement, executed on September 14, 2021.
- Staff concur with the heritage expert recommendation that the house at its new location will continue as a significant built heritage resource for the Town of Milton

## EXECUTIVE SUMMARY

and should be designated under Part IV of the Ontario Heritage Act to protect this built heritage resource. (See Appendix '2')

## REPORT

### Background

On June 21, 2021, Council approved Staff report DS052-21 to enter into a Heritage Easement Agreement with Pony Pines Development Incorporated to conserve this historic property.

Constructed circa 1842 by James Weir, the one-and-a-half storey 19th-century Ontario Agricultural Gothic Revival farm residence is of great heritage significance and worthy of designation. The property was previously located at 6081 Tremaine Road and has been rehabilitated and relocated to the corner of Kovachik Boulevard and Bergamot Street as per the conservation plan.

A heritage inspection was completed on January 30, 2025. A copy of the report by Architects Rash Eckler Associated Ltd stating that the rehabilitation and restoration works have been satisfactorily completed in conformance with the approved Heritage Impact Assessment and Heritage Conservation Plan. See Appendix '4'

### Discussion

The historical nineteenth-century context of the subject property is defined in both Tremaine's Map of the County of Halton, 1858 and the Trafalgar Township map in the Illustrated Historical Atlas, 1877, noting property owner James Weir within the western half of Lot 6, Concession 1 New Survey. The first recorded use appears to be farmland/orchard.

The Crown Patent for all 200 acres of land on Lot 6, Concession 1 NS was issued to Robert Loring in July 1825. Loring sold the entire lot to Henry Freeling [Freeland] in April 1827. John G. Green bought 100 acres of land of the north half on Lot 6, Concession 1 NS, from Freeland in May 1832. James Weir and Michael Pigot [sic. Piggot] bought the 100 acres from Green in October 1842; the property title was registered in December 1842. Samuel Clarke acquired ownership of the property in early 1845. Clarke immediately sold 50 acres of land in the northwesterly quarter to James Weir.

James (1813-1878) was born in Ireland and lived for several years in a log farmhouse with his wife Catherine, also born in Ireland (about 1825-1896) and their children. They were early pioneers in Trafalgar Township, Halton County. James and Catherine raised seven children

## Discussion

on the family farm: John, Hannah, James, Ellen, Edward, William and Michael. Apart from farming, they also had an orchard on the property. Mrs. Catherine Weir purchased 387 and 395 Pine Street in Milton in 1889, which remained in the family name for several years. One of their sons, James Weir Jr., served on Milton Town Council in 1910.

James Weir's estate sold the property to James Ford in the late 1880s. It appears that Mr. Ford and his son-in-law, Charles Smith, were farming partners in the area. Charles was married to Mr. Ford's daughter, Matilda. James Ford died on June 6, 1896, and the estate's probate left the 50 acres of land to his daughter Margaret Jane Garbutt in 1897. Upon the death of Margaret and her husband Robert, the land passed to their son Gerald in 1937 and was later sold to David and Anne Katz in 1974. Antonio and Giovanna Palermo were the owners from 1983 to 1998, and Michael Conlon and Sandra Campbell from 1998 until it was sold to Pony Pines Development.

Physically, the three-bay residence building with Ontario Gothic Revival detailing is a one-and-a-half-storey gable frame structure with a high-pitched roof and centre gable on the front elevation containing an arch-shaped window with triangular transom and semi-arched shutters. An external chimney with a brick stack is located at the south end of the house. The covered front veranda features verge boards, a pergola and wooden steps. The modesty of the fenestration, with four rectangular windows, a top round gable window at the side elevation, a main entrance door, and two side windows at the front elevation, adds to the simplicity and elegance of the design. Simple detailing includes decorative brackets around the windows and a vestige verge board in the center gable. The residence is clad in modern siding. The builder's name is engraved in the basement parging as "Sept" 1897 by E M Laver - Builder. This carving is unique and valuable evidence of the pride of craftsmanship in vernacular construction in Ontario at the end of the 19th century.

The James Weir house is significant contextually as it is one of the original houses in Trafalgar County. The 1877 Country Atlas depicted it as an estate setting surrounded by large outbuildings, livestock, and orchards.

### Character Defining Elements/Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- Massing of the three-bay one-and-a-half storey structure.
- High-pitched gable roof and centre gable on the front façade.
- Arch-shaped window with triangular transom and semi-arched shutters.
- External chimney with a brick stack at the south part of the main volume

## Discussion

- Covered front veranda with verge boards, pergola and steps.
- Rectangular windows and a top round gable window at the north (side) elevation
- Main entrance door and two side windows at the front facade. Simple detailing with decorative brackets around the windows and a vestige verge board in the center gable.
- Horizontal siding
- Builder's engraved marking of - "SEP 24, 1897, E. M. Laver Builder"
- Rural residential character of the 19th-century residential Farmhouse represents a rural Ontario Gothic Revival Cottage.
- Historical and contextual significance as a farm featured in the 1877 Country Atlas as a settlement home, linking the agricultural committee and home to Councillor James Weir Junior (1910)

## Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Anthony Wong, Senior Policy  
Planner

Phone: Ext. 2565



## Attachments

Appendix '1'\_Reasons for Designation \_ 416 Bergamot Avenue

Appendix '2'\_CHVI evaluation of \_416 Bergamot Avenue

Appendix '3'\_Photographic Record Heritage Attributes\_ 416 Bergamot Avenue

Appendix '4'\_General Review Report\_ 416 Bergamot Avenue

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

## Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

## Reasons for Designation

**416 Bergamot Avenue (formerly 6081 Tremaine Road), Milton**



### Legal Description

Plan 20M1242 Lot 7

Formerly Registered Plan 20R8701, Part I; Part of the southeast half of Lot 7, Concession 5, New Survey, former Township of Trafalgar (North), Halton County.

### Description of Property

Constructed circa 1842 by James Weir, the one-storey 19th-century Ontario Agricultural Gothic Revival farm residence is of great heritage significance and worthy of designation. The property was previously located at 6081 Tremaine Road and has been rehabilitated and relocated to the corner of Kovachik Boulevard and Bergamot Street

### Historical Value

The historical nineteenth-century context of the subject property is defined in both Tremaine's Map of the County of Halton, 1858 and the Trafalgar Township map in the Illustrated Historical Atlas, 1877, noting property owner James Weir within the western half of Lot 6, Concession 1 New Survey. The first recorded use appears to be farmland/orchard.

The Crown Patent for all 200 acres of land on Lot 6, Concession 1 NS was issued to Robert Loring in July 1825. Loring sold the entire lot to Henry Freeling [Freeland] in April 1827. John G. Green bought 100 acres of land of the north half on Lot 6, Concession 1 NS, from Freeland in May 1832. James Weir and Michael Pigot [sic. Piggot] bought the 100 acres from Green in October 1842; the property title was registered in December

1842. Samuel Clarke acquired ownership of the property in early 1845. Clarke immediately sold 50 acres of land in the northwesterly quarter to James Weir.

James (1813-1878) was born in Ireland and lived for several years in a log farmhouse with his wife Catherine, also born in Ireland (about 1825-1896) and their children. They were early pioneers in Trafalgar Township, Halton County. James and Catherine raised seven children on the family farm: John, Hannah, James, Ellen, Edward, William and Michael. Apart from farming, they also had an orchard on the property. Mrs. Catherine Weir purchased 387 and 395 Pine Street in Milton in 1889, which remained in the family name for several years. One of their sons, James Weir Jr., served on Milton Town Council in 1910.

James Weir's estate sold the property to James Ford in the late 1880s. It appears that Mr. Ford and his son-in-law, Charles Smith, were farming partners in the area. Charles was married to Mr. Ford's daughter, Matilda. James Ford died on June 6, 1896, and the estate's probate left the 50 acres of land to his daughter Margaret Jane Garbutt in 1897. Upon the death of Margaret and her husband Robert, the land passed to their son Gerald in 1937 and was later sold to David and Anne Katz in 1974. Antonio and Giovanna Palermo were the owners from 1983 to 1998, and Michael Conlon and Sandra Campbell from 1998 until it was sold to Pony Pines Development.

### **Physical or Design Value**

Physically, the three-bay residence building with Ontario Gothic Revival detailing is a one-and-a-half-storey gable frame structure with a high-pitched roof and centre gable on the front elevation containing an arch-shaped window with triangular transom and semi-arched shutters. An external chimney with a brick stack is located at the south end of the house. The covered front veranda features verge boards, a pergola and wooden steps. The modesty of the fenestration, with four rectangular windows, a top round gable window at the side elevation, a main entrance door, and two side windows at the front elevation, adds to the simplicity and elegance of the design. Simple detailing includes decorative brackets around the windows and a vestige verge board in the center gable. The residence is clad in modern siding. The builder's name is engraved in the basement parging as "Sept" 1897 by E M Laver - Builder. This carving is unique and valuable evidence of the pride of craftsmanship in vernacular construction in Ontario at the end of the 19th century

### **Contextual Value**

The James Weir house is significant contextually as it is one of the original houses in Trafalgar County. The 1877 Country Atlas depicted it as an estate setting surrounded by large outbuildings, livestock, and orchards

### **Character Defining Elements/Heritage Attributes**

Key attributes that reflect the cultural heritage value of the property include:

- Massing of the three-bay one-and-a-half storey structure.
- High-pitched gable roof and centre gable on the front façade.
- Arch-shaped window with triangular transom and semi-arched shutters.
- External chimney with a brick stack at the south part of the main volume

- Covered front veranda with verge boards, pergola and steps.
- Rectangular windows and a top round gable window at the north (side) elevation
- Main entrance door and two side windows at the front facade. Simple detailing with decorative brackets around the windows and a vestige verge board in the center gable.
- Horizontal siding
- Builder's engraved marking of - "SEP 24 1897, E. M. Laver Builder"
- Rural residential character of the 19th-century residential Farmhouse represents a rural Ontario Gothic Revival Cottage.
- Historical and contextual significance as a farm featured in the 1877 Country Atlas as a settlement home, linking the agricultural committee and home to Councillor James Weir Junior (1910).



## Cultural Heritage Value or Interest Evaluation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least two of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following table considers and evaluates the subject property against these criteria.

**Table 6: Evaluation of the Cultural Heritage Value of 416 Bergamot Avenue\_ James Weir House**

The property has design value or physical value because it,		
	Criteria	Evaluation
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes, this house is a good example of a three-bay Ontario Gothic Revival, one-and-a-half-storey gable frame structure with a high-pitched roof and centre gable
ii	displays a high degree of craftsmanship or artistic merit	Yes, this home has unique builder's engraving "Sept" 1897 by E M Laver - Builder
iii	demonstrates a high degree of technical or scientific achievement	No, the property does not demonstrate a high degree of technical or scientific achievement
The property has historical value or associative value because it,		
i	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	It is the historical home of the Weir family pioneers in Trafalgar
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	Yes, it provides historical information on the settlement history of Trafalgar as shown in the 1877 Historical Atlas of Halton County.
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Yes, the subject property was the family home of home of Councillor James Weir Junior (1910)
The property has contextual value because it,		

i	is important in defining, maintaining or supporting the character of an area	Yes, this property is one of the last remaining farmhouses in Trafalgar.
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this property continues to provide a visual and historical link and reminds the viewer of Trafalgar County's agricultural context.
iii	is a landmark	No, the property is not a landmark.

Based on the above criteria, the subject property has significant cultural heritage value based on both design and contextual criteria. These attributes are sufficient to warrant Heritage Designation under the *Ontario Heritage Act*. However, designation may not be necessary at this time as the property is current listed on the Municipal Heritage Register, which offers it some protection from demolition.



Appendix 3  
Photographic Record \_ Heritage Attributes \_ 416 Bergamot Avenue

Additions

Historical



Side Elevation \_ 416 Bergamot Avenue



Location Map\_ 416 Bergamot Avenue

- **Contextual Heritage Attributes**

Context of the location of the original house as depicted in the 1877 Historical Atlas of Halton  
 Walker and Miles  
 Toronto  
 Northern Part of Trafalgar Concession 1  
 Westerly Part of Lot 6



Lot 7

Lot 6

Lot 5

Con 1

Con 2

Con 3

# Extract from the Historical Book

**HALTON COUNTY (LRO 20)**

**Book #37**

**TRAFALGAR**

**CONCESSION 1; NEW  
SURVEY**

**Lot 6**

No	Instrument	Dated	Registered	From	To	Acres	Description
	Patent		12 July 1825	Crown	Robert Loring	200	All
223E	Bill of Sale	30 Apr 1827	5 May 1828	Robert Loring	Henry Freeling	200	All
224E	Bill of Sale	30 May 1832	5 July 1838	Henry Freeling	John Green	100	Nly 1/2
695 L	Bill of Sale	14 Oct 1842	22 Dec 1842	John Green and Wife	James Weir and Michael Pigot	100	Nly 1/2
499 G	Bill of Sale	21 Jan 1845	4 July 1845	James Weir and Michael Pigot	Samuel Clarke	100	Nly 1/2
800 G	Bill of Sale	21 Jan 1845	4 July 1845	Samuel Clarke	James Weir	50	NW 1/4
5143 R	Bill of Sale	14 Oct 1888	26 Nov 1888	Catherine Weir wife of James Weir designates John Weir and his wife Harrica, Hannah spinsters James Weir a Bachelor, Ellen Weir, spinster, William Weir a bachelor and Edward a bachelor and descending children of the late James Weir	James Ford	50	NW 1/4
6860 V	Bill of Sale	8 January 1897	5 July 1897	James Ford	His daughter Margaret Jane Ford nee Magaret Jane Grabutt		
18561 H	Grant	29-Jan-37	30-Jan-37	Margaret Jane Garbutt widow	Gerald Garbutt	50	NW 1/2 of W 1/2 subject to easement
400263	Executors Deed	13-Sep-74	04-Oct-74	William Raymer and Clare Ford executors of estate of Gerald Emmerson Garbutt deceased	David Katz and Anne Katz as joint tenants	Powers vested \$2	Part NW 1/2 Lot 6 beg Wly and Lot 6 thence NE 10.06, SE 775.19 to poc NE 689.95, SE 223.08, SW 68.59, SW 621.36, NW 223 poc containing any area of 3.517 acres together with right of way amended 27 zAug 1982
583105	Deed		15-Aug-83	Katz, David and Kat, Anne	Palermo, Antonio and Palermo, Giovanna JT	\$2	Part NW 1/2 of W 1/2 as in #400263
			1998	Palermo, Antonio and Palermo, Giovanna JT	Miochael Conlon and Sandra Campbell		

## Physical Attributes

Massing of the one-and-a-half storey, three-bay side gable structure



West Elevation **Before** Rehabilitation



West Elevation **After** Rehabilitation



## Physical Attributes

High-pitched gable roof with protruding eaves and central gable



West and South Façade **Before** Rehabilitation



West and South Façade **After** Rehabilitation

# Physical Attributes

External chimney with a brick stack at the south part of the main volume



# Physical Attributes

Horizontal siding



North Façade **Before** Rehabilitation



North Façade **After** Rehabilitation

## Physical Attributes

Arch-shaped window with triangular transom and semi-arched shutters



North East Façade **After** Rehabilitation

## Physical Attributes

Main entrance door and two side windows at the Front elevation.  
Simple detailing includes decorative brackets around the windows and vestige verge board in the center gable



Front Façade After Rehabilitation



Front Façade After Rehabilitation

# Physical Attributes

Covered front veranda with verge boards, pergola and steps.



Photo 2006



Photo 2025



Photo 2025



Side view of Pergola

# Physical Attributes

Rectangular windows and top round gable window at the side elevation



Before Rehabilitation



Windows at Side Elevation

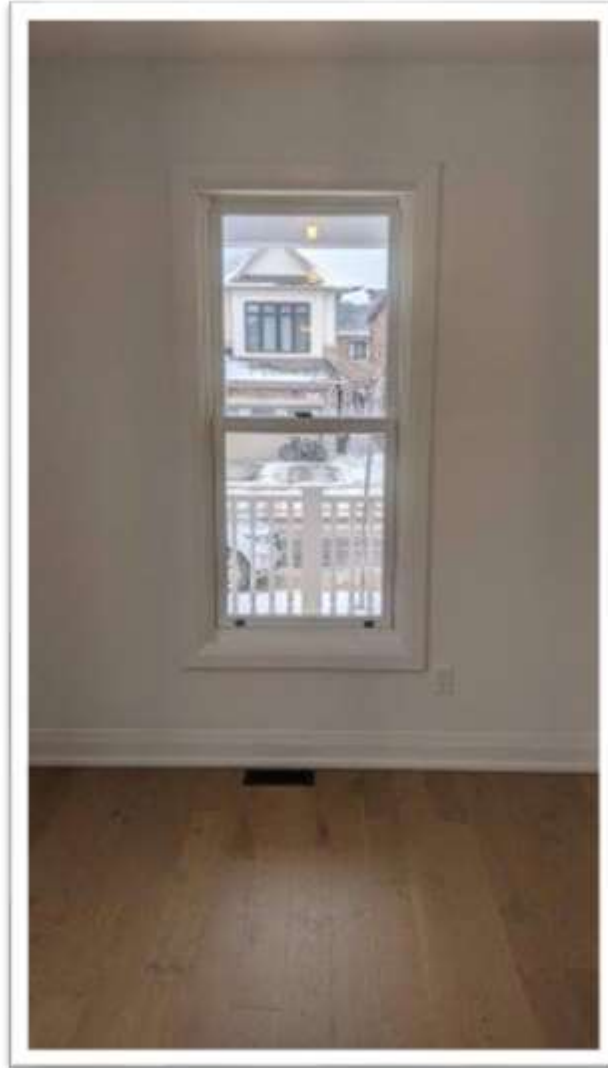


After Rehabilitation

## Physical Attributes\_ Interior



Side Gable Window



Ground Floor Window



Matching new Window at Additions  
Non heritage Value



## Physical Attributes

Builder's engraved marking of - "SEP 24 1897, E. M. Laver Builder"



Before Rehabilitation



After Rehabilitation



Location of Builder's engraving on North Elevation

## Non Physical Attributes



New Kitchen



Historic Portion

New Addition



New Stairs



View from bedroom (Historic portion)



View from Master Bedroom (New addition)



New Kitchen



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**FINAL GENERAL REVIEW REPORT**

Name of Project: James Weir Farmhouse, Heritage Building Relocation & Restoration  
Project No.: 19-663  
Report No: FINAL  
Date: February 3, 2025  
Location: 416 Bergamot Ave., Milton, ON, Pony Pines subdivision  
(orig. location 6081 Tremaine Rd.)  
Subdivision File No.: 24T-20003/M (relocation to Lot 165 in Subdivision Plan)  
Staff Report: DS-052-21 June 21, 2021, approved by Council under res. 101-21  
Building Permit No.: 2021 012645 RE, March 30, 2022

Report by: David M. Eckler.....

Signature: 



DISTRIBUTION:

Senior Planner Anthony Wong, Policy Planner  
Planning & Devt. Dept., Town of Milton  
150 Mary Street, Milton ON, L9T 6Z5  
Applicant-Developer: Great Gulf, o/a Pony Pines Development Inc.  
351 King Street East, 13th Floor  
Toronto, ON, Canada M5A 0L6  
Attn: Trish Elliott, Development Manager

**1.0 CONFIRMATION OF REVIEW**

The above-noted heritage house has been relocated and restored in conformance with the Heritage Conservation Plan (HCP) Drawings which were based upon the Heritage Impact Assessment ('HIA') prepared by AREA, rev. 2, May 28, 2021. The HIA (including Conservation and Moving Plan) was recommended by Planning Staff Report DS-052-21 and approved by Council in its meeting 2021-06-21, under resolution 101-21.

During the restoration of this heritage house, personnel from our firm visited the site in order to conduct general reviews in accordance with the performance standards of the Ontario Association of Architects and the heritage conservation principles of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada). On the basis of our reviews, we have determined that the conservation work has been carried out in general conformity with the Heritage Conservation Plan Drawings and amendments thereto which were approved by Planning Staff.